

Richard J. Daley, Jr., Chairman  
Herbert F. Foster, Jr.

Orsola Susan Fontano  
Salvatore Querusio  
Richard Rossetti  
Marlene Smithers, (Alt.)  
T.F. Scott Darling, III, Esq., (Alt.)

**AMENDED AGENDA**

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, August 17, 2005  
DECISIONS 6:00 P.M. followed by New HEARINGS**

**79-83A Broadway** The Applicant, Mudflat Pottery School, Inc. has requested an extension of previously approved Special Permits and Variances #2002-65 as a result of ongoing litigation with an occupant of the building who has challenged the disposition of the building by the City of Somerville.

**1 Davis Sq:** The Applicant & Owner, 460 Somerville Avenue Trust seeks a special permit to alter a non-conforming structure (SZO §4.4.1), a special permit with site plan review (SZO §7.11.9.5.c) to establish a retail store of greater than 10,000 sq. ft., a special permit with site plan review (SZO §7.11.6.3.b) to establish a commercial health and fitness club of greater than 10,000 sq. ft., a special permit (SZO §9.13.e) for shared loading facilities and a variance for failure to provide twenty eight (28) parking spaces (SZO §9.5). This application is also subject to a Project Mitigation Contribution under SZO §15.2. CBD zone.

**438R Somerville Ave:** The Applicant & Owner: 438R Somerville Avenue, LLC seeks a special permit with site plan review under SZO §7.11.3.e and a variance from minimum lot area per dwelling unit requirements (§8.5.B) to convert an existing structure to twenty-one (21) units of Artists' Housing. This proposal is subject to the inclusionary housing requirements of Article 13. IA zone.

**45 Porter St:** Applicant & Owner, Andrew Capuano seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to build a 1-story addition on the rear of an existing 3-family dwelling. RB zone.

**8 Holts Ave:** Applicant & Owner: Augusto Ustariz. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct a rear addition and deck. RB zone.

**48-50 Hawthorne St:** The Applicants & Owners, Adam & Amy Fairhall seek a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a one-story addition with a roof deck on the rear of an existing two-family dwelling. RB zone.

**210 Willow Ave:** Applicant: Michael Zenga; Owners: Daniel and Leslie Zenga. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) in order to build 2<sup>nd</sup> & 3<sup>rd</sup> floor rear decks and stairs onto an existing 3-family dwelling. RA zone.

**347-349 Alewife Brook Pkwy:** Applicant & Owner John L. Pacheco seeks a variance from front yard parking (SZO §9.8.d) to construct a parking space in the front yard of an existing dwelling. RA zone.

**191 Highland Ave:** Applicant & Owner Joseph Sater seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to relocate an elevator and enlarge an existing egress door, a special permit for shared parking (SZO §9.13.e) to use parking spaces on three other lots located on Belmont St & a revision to a previously issued special permit (SZO §5.3.8). RC & RA zones.

**121 Washington St:** Applicant: Norman Fine, Owner: Philip Washiek. The Applicant seeks a special permit with design review to establish a new use, a caterer preparing meals for off-site consumption (SZO §7.11.10.4.a). RC zone.

**34 Glenwood Rd:** Applicant: John McNally; Owners: John McNally & Dana Guthrie. The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to make changes to stairs at the rear of a 2-family dwelling. RB zone.

**51 Liberty Ave:** Applicant: Paul Lu; Owners: Paul Lu, Rino Un, Dolores Un, & Jeanne Un. The Applicant seeks a variance from front yard parking (SZO §9.8.d) to construct a parking space in the front yard of an existing dwelling. RA zone.

**8 Mt. Vernon St:** The Applicants & Owners, Fermin and Barbara Castro seek a special permit under SZO §9.13.b to extend the width of a driveway curb cut from 10 feet to 19 feet. RB zone.

***ZBA 8/17/05***